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## 20 BRAAL TERRACE, HALKIRK

In need of some upgrading, is this spacious two storey end terraced property with detached garage and store that is conveniently situated at the end of a quiet cul-de-sac. Only a short walk from the local primary school, playing fields, park and village amenities the property benefits from uPVC double glazing and oil central heating that is further enhanced by an open fire to the lounge (currently not in use). Accommodation comprises lounge, kitchen and WC to the ground floor, with two bedrooms and shower room to the first floor. Outside are enclosed front and rear gardens with enclosed seating area, drying facilities and wheelie bin storage. Off road parking is also available to the front of the property.

**OFFERS AROUND £70,000**

## Hallway

UPVC partially glazed front door. Coat hooks to wall. Radiator. Stairs to first floor.

## Lounge 4.37m x 4.33m 14'04" x 14'02"

Open fire with feature fireplace set in a brick surround with Caithness Stone hearth and built in wooden shelving. Currently closed up with electric fire insert. Window to front. Original exposed wooden floorboards. Two radiators. Dimmer switch. TV point.

## Kitchen Diner 4.47m x 2.98m 14'08" x 9'09"

Fitted eye and base level units with work top space and splash back tiling. Built in oven with four ring hob and extractor above. Stainless steel sink with mixer tap. Space for fridge freezer. Services for washing machine. Extractor. Telephone point. Original exposed wooden floorboards. Shaver point to wall. Two windows to rear.

## Rear Hall 4'00" x 2'11"

Tiled flooring. Partially glazed uPVC door to side garden. Coat hooks to wall. Under stairs storage cupboard with shelving and housing the boiler.

## WC 1.91m x 0.85m 6'02" x 2'09"

WC with push top flush. Wash hand basin with mirror above. Tiled flooring. Extractor. Radiator.

## Landing

Window to side. Hatch access to the loft which is partially floored and has a ramsay ladder. Original exposed wooden floorboards.

## Bedroom 1 4.39m x 3.37m 14'05" x 11'00"

Window to front with views over to the play park and surrounding countryside yonder. . Original exposed wooden floorboards. Two windows to front. Door to built in wardrobe. Radiator. TV point.

## Shower Room 2.03m x 1.73m 6'08" x 5'08"

WC. Wash hand basin with mirrored shelving unit above. Corner disability shower enclosure with wet wall panelling and electric mira shower. Wood lined ceiling with spot lights. Extractor. Window to side. Vinyl flooring. Radiator.

## Bedroom 2 3.97m x 3.21m 13'00" x 10'06"

Window to rear. Original exposed wooden floorboards. Radiator. Airing cupboard with hot water tank. Telephone point.

## Garage 7.08m x 2.77m 23'08" x 9'01"

Double doors to front. Pedestrian door and window to side. Power. Work bench area. Various shelving brackets to wall. Outside light.

## Store 3.50m x 2.90m 11'05" x 9'06"

External store with power and various eye and base level units. Window to rear.

## Garden

The front garden is enclosed and stone chipped with raised borders that are stocked with various flowers and shrubs. A path leads around to the side of the property that gives access to the garage, store and rear garden which includes a wheelie bin storage area, lawn with drying facilities and enclosed patio seating area. The rear garden is bounded with traditional Caithness stone slabs.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

## Council Tax

The subjects are in band A. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## EPC

E

## Postcode

KW12 6YN

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

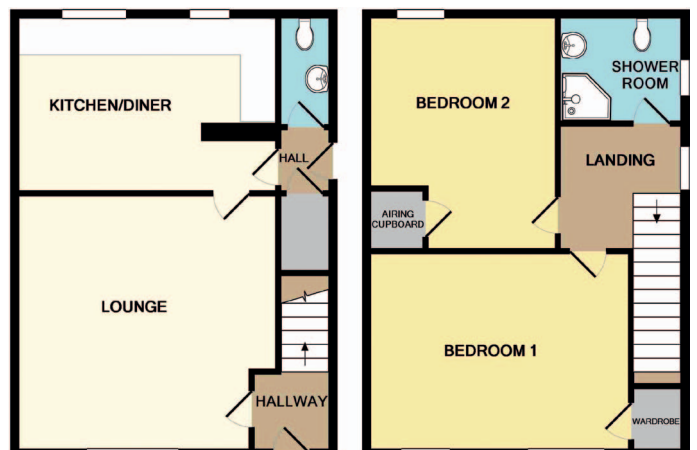
Offers Around £70,000 should be submitted to our Thurso Office.

## Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Location

Halkirk which is seven miles from Thurso and has local shopping facilities, sub-Post Office, hairdressers, garage, Indian takeaway and restaurant, hotels and equestrian events which take place in the indoor arena. Within the village are the local doctor's surgery and Primary School. It also play host to the annual Halkirk Highland Games, a traditional and spectacular Scottish sporting event established in 1886. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours drive.



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*